

060.0

0006

0017.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
696,700 / 696,700  
696,700 / 696,700  
696,700 / 696,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		LOWELL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FILOSA GINA M &	
Owner 2: WILCOX ANDREW J	
Owner 3:	
Street 1: 159 LOWELL ST	
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474	Type:
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PREVIOUS OWNER
Owner 1: BROMLEY ANGUS C -
Owner 2: -
Street 1: 159 LOWELL ST
Twn/Cty: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BROMLEY ANGUS C	64436-151	10/30/2014			592,258	No	No
GHAUS HARRIS &	54332-424	2/25/2010			487,000	No	No
GENTILE RICHARD	30158-438	5/12/1999			275,000	No	No
HENN-KANAI SHAR	25030-154	12/1/1994			189,000	No	No

NARRATIVE DESCRIPTION
This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
t Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
2/23/2017 176 Manual 2,000 C
9/18/2015 1379 Redo Bat 12,670 9/18/2015
4/7/2015 294 Manual 2,591
3/31/2015 266 Manual 5,900
9/4/2007 772 Re-Roof 7,100

ACTIVITY INFORMATION
Date Result By Name
10/3/2016 Measured DGM D Mann
10/3/2016 Permit Visit DGM D Mann
5/26/2015 Permit Insp PC PHIL C
3/5/2009 Measured 372 PATRIOT
11/8/2000 Hearing N/C 189 PATRIOT
3/4/2000 Inspected 197 PATRIOT
1/13/2000 Mailer Sent
1/11/2000 Measured 163 PATRIOT
7/30/1993 AS

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits	Sq. Ft.	Site
101 One Family	3864	0 70. 1.39 6

101 One Family	3864	0 70. 1.39 6	375,145	375,100
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial				Full Bath: 1	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Good			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1928	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G11	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB					
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	7	3						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:									
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	7	3						
Bsmnt Gar: 1				Const Adj.: 0.98000199													
Electric: 3 - Typical				Adj \$ / SQ: 171.990													
Insulation: 2 - Typical				Other Features: 88750													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 395122													
Solar HW: NO	Central Vac: NO			Depreciation: 73493													
% Com Wal	% Sprinkled			Depreciated Total: 321629													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:		Juris. Factor: 1.00	Before Depr: 171.99												
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features: 0	Val/Su Net: 118.58												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value	PARCEL ID 060.0-0006-0017.0
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b> AssessPro Patriot Properties, Inc.																	